

**Burke County  
Comprehensive Plan 2007-2027**

**Draft**  
***COMMUNITY  
ASSESSMENT***

Prepared for:  
**Burke County**  
Waynesboro, Georgia

**By:**



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Kennesaw, Georgia  
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# 1 Introduction

## 1.1 Purpose

The Community Assessment provides a factual and conceptual foundation for the remaining work involved in preparing the Burke County Comprehensive Plan. Production of the Community Assessment involved the collection and analysis of community data and information. This report represents the final product of that analysis and provides a concise, informative report that stakeholders will use to guide their decision making during the development of the Community Agenda portion of the plan.

The *Burke County Comprehensive Plan 2007-2027*, of which this assessment is a portion, updates the *Burke County Comprehensive Plan 2010* adopted in 1991 by the Burke County Board of Commissioners and the Girard, Keysville, Midville, Sardis, Vidette and Waynesboro City Councils. Like the 1991 plan, this update will serve as the Comprehensive Plan for Burke County and its municipalities, with the exception of Blythe. This is due to the majority of incorporated Blythe being located in Jefferson County.



*Burke County Courthouse in  
Waynesboro*

The Community Assessment also serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining the county's status as a Qualified Local Government.

## 1.2 Scope

The Community Assessment includes the following information, as required by the DCA Standards:



*Historic Westeria Hall in Waynesboro*

- Listing of issues and opportunities that the community needs to address
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives
- Supporting analysis of data and information

The Community Assessment includes an executive summary (Section 2) in order to provide an easy reference for stakeholders who will need to refer to the information throughout the planning process. Information referenced in Sections 2 and 3 of the report

can be found in its entirety in the *Analysis of Supportive Data for the Community Assessment*, which is provided as an addendum to this report.

## 2 Issues and Opportunities

### 2.1 Introduction

The issues and opportunities described below have been identified from a review of the *Analysis of Supportive Data and Information* and from elected officials and government staff input received to date. This analysis included an examination of the Quality Community Objectives. The *Analysis of Supportive Data and Information* can be found as an addendum to this report. The report organizes the issues and opportunities by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements. The assessment topics are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

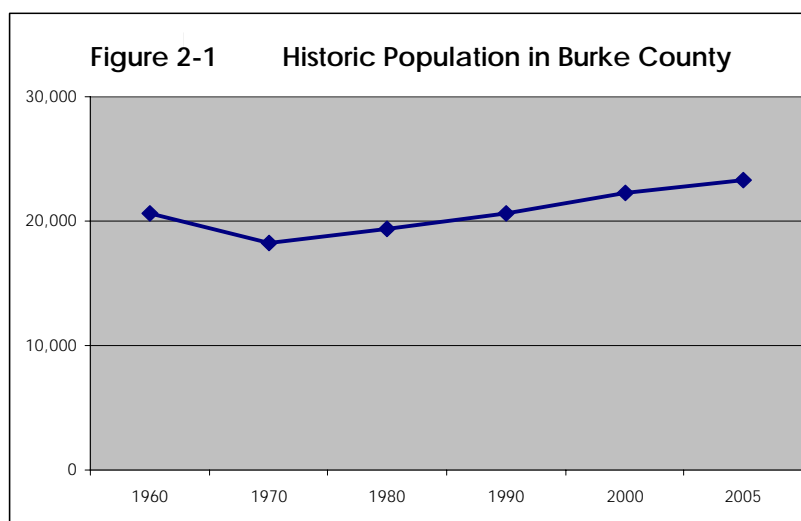


*Tree-lined sidewalks in historic downtown Wavnesboro*

### 2.2 Population

#### 2.2.1 Issues

- Share of population for each age group is projected to remain constant; however national trends show an increasing senior population
- Historically slow growth, even declining population in some cities
- Augusta-area growth likely to impact Burke County
- High poverty levels for the County as a whole



Source: U.S. Census Bureau

## 2.3 Economic Development

### 2.3.1 Issues

- Promoting expansion of existing businesses
- Recruiting new industry
- Need additional residents in place to support job growth / industrial recruitment
- Decreasing number of jobs in the County since 2001
- A need to train and educate the County workforce
- Median income well below state and national averages
- 6.2% unemployment rate higher than state and national rates of 4+%
- Jobs-Employment imbalance, with almost two times as many people in the labor force as there are jobs in the County
- Weekly wages for all industries except Admin and Support/ Waste Management and Remediation Services below state averages
- Over 30% of jobs in the county are held by non-Burke County residents



*Plant Vogtle in north east Burke County*

### 2.3.2 Opportunities

- School system's reputation can be incorporated into an overall recruitment strategy to attract prospective businesses
- Existing industrial park has the infrastructure and space to accommodate new tenants, including more higher paying employers
- Burke County Development Authority is proactive and has proven success securing grant monies (e.g. EDGE Grant from the state for property acquisition)
- Increasing per capita incomes (between 1990 and 2003)
- \$35,000+ income brackets experienced significant growth in the County as a whole between 1990 and 2000
- Rising land costs in August-Richmond Co. and Columbia Co. make Burke more attractive
- "Bird Dog Capital of the World" and area's history are tourist attractors
- There is an active Chamber of Commerce, which supports the Development Authority's efforts
- Augusta Tech's on-site job training program
- Planned expansion of airport runway



*Business in downtown Midville*

## 2.4 Natural and Cultural Resources

### 2.4.1 Issues

- Tree canopies along some roadways will be lost if road-widening projects are implemented as a result of growth (e.g. State Route 24)
- Retaining the individual identity of each city, which is largely shaped by local historic resources, is an important consideration as the area grows
- Some historic buildings are in disrepair and in jeopardy of being lost



*Historic buildings in need of repair in Vidette*



*Wetlands located near Sardis*

- The rural character and scenery of the County may disappear with the development of existing farmland
- Absence of environmental, farmland and tree protection ordinances
- Potential expansion of Plant Vogtle, located on the Savannah River
- Heavy water use for agriculture, industry and power
- Potential impacts of Coastal Georgia Water and Wastewater Permitting Plan for Managing Saltwater Intrusion

### 2.4.2 Opportunities

- Active DDA and Historic Preservation Commission work to promote downtown revitalization efforts in downtown Waynesboro
- Sardis Development Authority solicits new industries
- Waynesboro's new Certified Local Government status will assist with funding and technical issues regarding historic preservation
- Designation of historic districts and sites can help protect resources and provide financial incentives to restore/enhance them (local designation and/or National Register designation)
- Ample agricultural land and open space exists
- State is purchasing land for a Wildlife Management Area
- Ogeechee-Canoochee Riverkeepers and Savannah Riverkeepers organizations actively work to protect local rivers
- Transportation Enhancement (TE) funds recently awarded to Sardis and Waynesboro, a portion of which will help with historic building restoration



*Cotton fields along S.R. 56 between Waynesboro and Midville*



## 2.5 Facilities and Services Issues

### 2.5.1 Issues

- Water and sewer system needs to be updated and expanded, in particular in smaller cities and unincorporated County
- Much of the County's development depends on the use of septic system
- New residential development is hindered due to lack of water capacity (Vidette)
- Running more lines will create more debt for the small, existing customer base
- Sardis development potential is limited due to poor condition of its sewer system, in spite of new water tanks and lines
- Roadway and drainage improvements are needed due to age
- Recreation opportunities are limited in smaller jurisdictions
- Public schools' locations, especially elementary schools, are located far from most residential areas
- Absence of a county-wide recycling program
- Only animal shelter is in Waynesboro and is at capacity



*Waynesboro Elementary School*

### 2.5.2 Opportunities

- A filtration plant located along Briar Creek at US 25 could provide water for the northern part of the County and attract growth from Augusta-Richmond.
- Creation of a Water Authority and/or cooperative agreements between the cities and County regarding service provision and cost
- Several small systems rather than one large system due to the vast amount of agricultural land between the cities and County
- As services expand, opportunity exists to use the expansion as a way to direct growth to locations the county outlines in the land use plan and to manage the timing
- Anticipated development in north Burke will likely justify the construction of a new elementary school to serve the area
- Development of a county-wide Parks and Recreation Plan
- Expansion of County trash pick-up and adding recycling pick-up
- Expansion of Waynesboro Natural Gas with new development
- Planned construction of new classrooms at the County's middle and high schools



*Waynesboro public park near downtown*

## 2.6 Housing

### 2.6.1 Issues

- High percentage of subsidized housing in Waynesboro
- Housing options are limited: no mid-level apartments exist



*Historic townhomes in downtown  
Waynesboro*

- Lack of water and sewer capacity/service is an impediment to adding housing developments
- Restoration and occupation of substandard housing is needed
- Inadequate funding to pursue local initiatives such as housing upgrades and development of a senior housing community in Sardis and restoration projects in Girard
- High number of mobile homes
- Number of building permits for new construction appears to outpace slow-growth population projections
- Need for affordable/workforce housing

### 2.6.2 Opportunities

- Growing demand for housing due to regional growth and Augusta transplants
- Pilot programs such as rental single-family detached subdivisions in Waynesboro promote home ownership
- Infill development
- Downtown living
- Continued expansion of Plant Vogtle presents opportunities for workforce housing in Burke cities in unincorporated areas
- Housing finance assistance from DCA, HUD, historic preservation resources and private sources
- North Burke is proving to be attractive as an area of new residential development



*Home in poor condition in northwest Burke  
County*



## 2.7 Land Use

### 2.7.1 Issues

- Future land use for agricultural areas/open space
- Lack of zoning in every jurisdiction except Waynesboro
- Updated Waynesboro Zoning Ordinance is needed



*Single-family home near downtown  
Waynesboro*

- Residential land use conflicts in unincorporated areas (manufactured homes vs. stick built)

### 2.7.2 Opportunities

- Keysville, Sardis and Vidette have adopted mobile home ordinances, a “first step” in regulating location
- Protect natural resources within developments (e.g. use of conservation subdivisions)
- Coordinated land use and infrastructure planning
- Concentrating development in and around cities and north Burke County

## 2.8 Transportation

### 2.8.1 Issues

- Congestion along SR23 through Girard due to truck traffic
- Heavy truck traffic along SR56 northeast of Waynesboro, US 25 Bypass and US 25 north of Waynesboro due to local industry
- High accident rate on the northern section of SR56
- Heavy truck traffic on SR 88 through Keysville
- Perceived lack of parking in downtown areas
- No direct bridge between Burke County and South Carolina



*Traffic in downtown Waynesboro*

### 2.8.2 Opportunities

- Transportation Enhancement (TE) funds recently awarded to Sardis, with plans for a new foot path and sidewalks, curbs and gutters
- Development of a county-wide bike/ped/greenways master plan
- Burke County portion of the four-lane Savannah River Parkway, which will connect Savannah and Augusta, is open to traffic

- Planned Waynesboro greenway trail (GDOT 2007-2009 State Transportation Improvement Program, or STIP)
- Traffic signal upgrades at SR 4, SR23, SR 24, SR 56 and SR 121 (GDOT 2007-2009 STIP)
- Addition of passing lanes on SR 24 at four locations (GDOT 2007-2009 STIP)
- Bridge replacement on SR 56 over Ogeechee River (GDOT 2007-2009 STIP)

## 2.9 Intergovernmental Coordination

### 2.9.1 Issues

- Communication between jurisdictions and to the public regarding service delivery
- Need to update Service Delivery Strategy



*Rural market west of Waynesboro*

### 2.9.2 Opportunities

- Increase number of meetings between jurisdictions to review and resolve issues
- Use regular meetings to review and streamline methods of addressing law enforcement, EMA, junk vehicles, road maintenance, animal control and building inspections
- Shared building inspector
- Creation of an inter-jurisdictional Water Authority

## 3 Existing Development Patterns

### 3.1 Introduction

The purpose of this analysis is to understand the development conditions and growth patterns currently occurring on the ground in Burke County. The analysis allows the further exploration of issues and opportunities related to the physical environment. The following analysis considers three aspects of the existing development patterns: existing land use, areas requiring special attention and recommended character areas.

### 3.2 Existing Land Use

An existing land use map displays the development on the ground categorized into groups of similar types of development at a given point in time. For purposes of this analysis, the Burke County Existing Land Use Maps 3-1, 3-2 and 3-3 shows what is on the ground, as collected from the Burke County WinGAP tax data, in addition to field reconnaissance and aerial photographic interpretation. Figure 3-1 provides the percentage of existing land use by land use classification.

**Figure 3-1 Existing Land Use Acreage (TBA)**

<i>Land Use Classification</i>	<i>% of Total Land Area</i>
Agriculture	87.0%
Residential	7.4%
Public Institutional	3.8%
Commercial	1.0%
Transportation/Communication, Utilities (exc. Roads)	0.7%
Parks	0.0%
Industrial	0.1%
Vacant	0.0%
Total	

Source:

## Map 3-1 Existing Land Use

## Map 3-2 Existing Land Use: Waynesboro



### Map 3-3      Existing Land Use: Keysville, Girard, Midville, Sardis & Vidette

### 3.3 Areas Requiring Special Attention

As growth continues, there will inevitably be impacts to the existing natural and cultural environment as well as the community facilities, services and infrastructure that are required to service existing and future development. This section outlines areas where the real estate market has already shown signs that it will produce development that is dominated by single-function land uses, buildings that are not coordinated with adjacent buildings and isolated from other uses, and circulation systems that serve exclusively the automobile; where growth should be avoided due to the environmentally-sensitive nature of the land; and areas near Etowah River and Lake Lanier where development should be designed to reduce as much as possible the various non-point pollutants that could endanger wildlife habitat and the county and region's drinking water supply.

**Figure 3-2 Areas Requiring Special Attention Definitions**

<i>Categories</i>	<i>Location</i>
Areas of significant natural resources	Floodplains located adjacent to the county's rivers and streams, especially the Savannah River, Briar Creek and Ogeechee River; Di Lane Plantation, Yuchi, Alexander and Meade Farm WMAs; Groundwater recharge areas in the Keysville/Northwest Burke area.
Areas where rapid development or change of land uses is likely to occur	Rural, agricultural land in North Burke County along U.S. 25 and S.R. 56 corridors as well as the Blythe/Keysville area in Northwest Burke will see pressure for scattered, leapfrog suburban and exurban residential subdivision development. Potential expansion of Plant Vogtel could create pressure for other new uses adjacent to the plant in West Burke.
Areas where the pace of development has and/or may outpace the availability of community facilities and services	U.S. 25 corridor has the potential to grow at a rapid pace as development moves from Augusta and Richmond County.
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness	Some neighborhoods in each of the County's cities need redevelopment and other improvements.
Large abandoned structures or sites	N/A
Areas with significant infill development opportunities	Vacant lots in northwest Waynesboro have the potential for supporting new infill housing. Vacant lots in the County's other cities also have this potential for new housing on infill lots.
Areas of significant disinvestment, levels of poverty, and/or unemployment	Some neighborhoods in each of the County's cities need redevelopment and other improvements.

### 3.4 Recommended Character Areas

Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character in Burke County can preserve existing areas and help others function better and become more attractive. They help guide future development through policies and implementation strategies that are tailored to each situation. Maps 3-2, 3-3 and 3-4 show character areas for Burke County. The character areas recommended for Burke County, defined and described in Figure 3-3, depict areas that:

- Presently have unique or special characteristics that need to be preserved.
- Have potential to evolve into unique areas.
- Require special attention because of unique development issues.

**Figure 3-3 Recommended Character Area Descriptions**

<i>Character Area</i>	<i>Description</i>
Preserve	Primarily undeveloped natural lands and environmentally sensitive areas not suitable for urban or suburban development. These areas include steep slopes, flood plains, wetlands, protected river corridors, wildlife management areas and other environmentally sensitive areas
Rural Reserve/ Agricultural	Predominantly rural, undeveloped land likely to develop for rural/residential and agricultural; or land that is primarily rural/residential or residential and agriculture
Developing Suburban and Exurban	Area where pressures for the typical types of suburban residential subdivision development area and associated strip commercial development along arterials is greatest. Without intervention, these areas are likely to evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs
Suburban Town Neighborhood	Area where typical types of suburban residential subdivision development have occurred. Characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs
Traditional Town Neighborhood	Predominantly residential area with high pedestrian orientation, with low degree of building separation, small, regular lots, buildings close to or at the front of property line and on-street parking. While predominantly residential, these areas include neighborhood-scale businesses scattered throughout the area
Corridor	Developed or undeveloped land on both sides of a high-volume arterial street or highway. Generally suburban, automobile oriented, single-use, one-story buildings separated from the street with on-site parking lots
Downtown/Town Center	Traditional central business district and immediately surrounding commercial, industrial or mixed use areas. Generally urban, pedestrian-friendly, a mix of single and multi-story buildings, on-street parking. Typically include public spaces and government buildings
Industrial and Employment Center	Large tracts of land, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities
Energy Production District	Special district that includes the nuclear power plant and associated uses. Located on large tracts of land
Public Institution / Recreation	Area of southeast Waynesboro that includes public schools, library, technical college campus, park and recreation center, the jail and other institutional uses

## Map 3-4 Recommended Character Areas

### Map 3-5 Recommended Character Areas: Waynesboro



## Map 3-6      Recommended Character Areas: Keysville, Girard, Midville, Sardis & Vidette

## 4 Consistency with Quality Community Objectives

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement that the Community Assessment include an evaluation of the community's current policies, activities and development patterns for consistency with the Quality Community Objectives contained in the State Planning Goals and Objectives. The Department of Community Affairs' Office of Planning and Quality Growth created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. The assessment is meant to give the community an idea of how it is progressing toward reaching these objectives.

Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	✓		Code only includes subdivision regulations only (no zoning).
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		✓	Variances required from setbacks and lot sizes.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		✓	No tree ordinance.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		✓	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		Downtown Waynesboro; Downtown Organization of Retailers; Downtown Development Authority.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	✓		Sidewalks in cities; not county.
7. In some areas several errands can be made on foot, if so desired.	✓		In cities.
8. Some of our children can and do walk to school safely.		✓	All children bussed to consolidated locations.
9. Some of our children can and do bike to school safely.		✓	All children bussed to consolidated locations.
10. Schools are located in or near neighborhoods in our community.		✓	All children bussed to consolidated locations.

<i>Infill Development</i>			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	✓		Waynesboro DDA addresses this; County does not.
2. Our community is actively working to promote Brownfield redevelopment.		✓	No brownfields known of that are not active industries.
3. Our community is actively working to promote greyfield redevelopment.		✓	Only one potential greyfield site in Waynesboro.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		✓	No coordinated plan for this.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		✓	County 1 acre minimum; Waynesboro has 0.25 acre minimum.

<i>Sense of Place</i>			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	✓		Cities have history and character, such as Waynesboro as the County seat and Midville's coordinated signage/banners.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	✓		Waynesboro Historic District; need to identify others in plan.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		Waynesboro Historic District façade regulations.
4. We have ordinances to regulate the size and type of signage in our community.	✓		County and Waynesboro have sign regulations.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		✓	
6. If applicable, our community has a plan to protect designated farmland.		✓	Intent of county is to protect farmland, but no plans or ordinances in place.

<i>Transportation Alternatives</i>			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	✓		Burke Transit (rural transit system; on a call basis); School system provides transit for students.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		✓	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	✓		In cities.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		✓	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		✓	
6. We have a plan for bicycle routes through our community.		✓	State bike network comes through the County.
7. We allow commercial and retail development to share parking areas wherever possible.	✓		County regulations do not address parking.

<i>Regional Identity</i>			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	✓		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	✓		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	✓		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	✓		With limited opportunities and resources.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	✓		Draws on Augusta as regional center.

<i>Heritage Preservation</i>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	✓		Waynesboro - more opportunities exist.
2. We have an active historic preservation commission.	✓		Waynesboro.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	✓		Waynesboro - not at all in the county.

<i>Open Space Preservation</i>			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		✓	Waynesboro Greenway is in the Georgia STIP
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		✓	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	✓		State of Georgia is purchasing land for Wildlife Management Area.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		✓	

<i>Environmental Protection</i>			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		✓	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		✓	
3. We have identified our defining natural resources and taken steps to protect them.		✓	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	✓		Enforce soil erosion and sediment ordinances, etc.
5. Our community has a tree preservation ordinance which is actively enforced.		✓	



Environmental Protection			
6. Our community has a tree-replanting ordinance for new development.		✓	
7. We are using stormwater best management practices for all new development.		✓	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		✓	

Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		✓	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		✓	
3. Our elected officials understand the land-development process in our community.	✓		To the extent of requirements.
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		✓	
5. We have a Capital Improvements Program that supports current and future growth.	✓		SPLOST program serves as CIP.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		✓	
7. We have clearly understandable guidelines for new development.	✓		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		✓	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	✓		Meetings and codes on website.
10. We have a public-awareness element in our comprehensive planning process.		✓	

<i>Appropriate Businesses</i>			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		✓	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	✓		Planning and recruiting activities are on-going.
3. We recruit firms that provide or create sustainable products.	✓		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	✓		Development Authority, Chamber of Commerce work to attract additional businesses, helping to expand and diversify job base.

<i>Employment Options</i>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	✓		Chamber is developing a program.
2. Our community has jobs for skilled labor.	✓		
3. Our community has jobs for unskilled labor.	✓		Construction and some agriculture.
4. Our community has professional and managerial jobs.	✓		E.g. Plant Vogtle.

<i>Housing Choices</i>			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		County does.
2. People who work in our community can also afford to live in the community.	✓		
3. Our community has enough housing for each income level (low, moderate and above-average).	✓		Working to expand affordable home ownership opportunities (working to help people move from renters to owners); homes for above-average income levels exist but are not readily available.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		✓	Difficult to implement when there is a lack of sewer service in unincorporated areas; new building primarily follows predominant rural character.

<i>Housing Choices</i>			
5. We have options available for loft living, downtown living, or "neo-traditional" development.	✓		Downtown loft opportunities do not yet exist, but the downtown areas have existing housing stock within walking distance of the central business districts.
6. We have vacant and developable land available for multifamily housing.	✓		
7. We allow multifamily housing to be developed in our community.	✓		Yes, but sewer service must be provided; in addition, but few mid-level opportunities exist.
8. We support community development corporations that build housing for lower-income households.	✓		Waynesboro has one CDC.
9. We have housing programs that focus on households with special needs.	✓		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		✓	Reliance on septic systems in many areas precludes smaller lots

<i>Educational Opportunities</i>			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	✓		Technical training available through Waynesboro campus of Augusta Tech.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	✓		On-site training through Augusta Tech.
3. Our community has higher education opportunities, or is close to a community that does.	✓		Augusta and Statesboro, as well as Augusta Tech.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	✓		

<i>Regional Solutions</i>			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	✓		Including Augusta Chamber of Commerce, which markets for a larger area; CSRA/Economic Development District.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	✓		Ogeechee and Savannah Riverkeepers are active organizations/partners.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	✓		

<i>Regional Solutions</i>			
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	✓		

<i>Regional Cooperation</i>			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	✓		
2. We are satisfied with our Service Delivery Strategy.		✓	It complicates the issues.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	✓		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	✓		County and cities meet to discuss shared concerns/issues primarily on an as-needed basis with yearly gatherings for strategic discussions.